090.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,400 / 700,400
					USE VALUE:	700,400 / 700,400
					ASSESSED:	700,400 / 700,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTINIQUE INGRID S	
Owner 2:	FILISKY MICHAEL B	
Owner 3:		
Street 1:	57 CANDIA STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1651 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8700.000	223,700		476,700	700,400
Total Card	0.200	223,700		476,700	700,400
Total Parcel	0.200	223,700		476,700	700,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.18 | /Parcel: 424.18

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

58172

GIS Ref

GIS Ref

Insp Date

04/22/09

!7353!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,700	0	8,700.	476,700	700,400		Year end	12/23/2021
2021	101	FV	216,100	0	8,700.	476,700	692,800		Year End Roll	12/10/2020
2020	101	FV	216,100	0	8,700.	476,700	692,800	692,800	Year End Roll	12/18/2019
2019	101	FV	192,100	0	8,700.	483,500	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	192,100	0	8,700.	360,900	553,000	553,000	Year End Roll	12/20/2017
2017	101	FV	192,100	0	8,700.	326,900	519,000	519,000	Year End Roll	1/3/2017
2016	101	FV	192,100	0	8,700.	313,300	505,400	505,400	Year End	1/4/2016
2015	101	FV	180,400	0	8,700.	265,600	446,000	446,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:26:05

LAST REV

Date	Time
10/03/19	17:54:40

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7353

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISENTANER RICH	27223-173		4/18/1997		231,000	No	No	Y	

USER DEFINED

Prior Id # 1:	58172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2006	844	Manual	10,000	C		G8	GR FY08	new storm windsnew
8/15/2006	681	Re-Roof	5,000					
11/24/2003	1007	Redo Bat	12,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	70.	0.78	5									476,701						476,700	

Total AC/HA:	0.19972	Total SF/SM:	8700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,701	Spl Credit		Total:	476,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324206
Depreciation:	100504
Depreciated Total:	223702

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:					HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

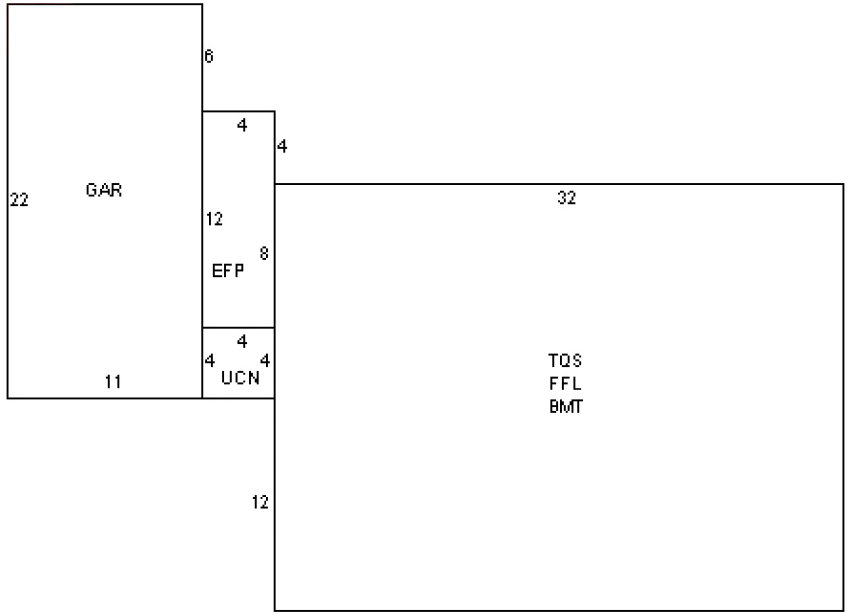
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	92.51
Final Total:	223700	Val/Su SzAd	166.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.130	43,106
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	48	72.590	3,484
UCN	Canopy	16	26.400	422

Net Sketched Area:	2,418			Total:	252,705
Size Ad	1344	Gross Area	2610	FinArea	1651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

090.0-0006-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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